

110.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

977,900 / 977,900

USE VALUE:

977,900 / 977,900

ASSESSED:

977,900 / 977,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GEORGACOPOULOS ELENI/ TRS

Owner 2: ELENI GEORGACOPOULOS 2019

Owner 3: REVOCABLE TRUST

Street 1: 104 WESTMORELAND AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GEORGACOPOULOS ELENI -

Owner 2: -

Street 1: 104 WESTMORELAND AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1969, having primarily Vinyl Exterior and 3660 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5000.000	578,900		399,000	977,900			70283
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/01/18		

Total Card 0.11478 Total SF/SM: 5000 Parcel LUC: 104 Two Family Prime NB Desc: ARLINGTON Total: 399,000 Spl Credit: Total: 399,000

Total Card / Total Parcel 977,900 / 977,900


PATRIOT
Properties Inc.

!8613!

USER DEFINED

Prior Id # 1:	70283
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	23:09:58
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 110.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	578,900	0	5,000.	399,000	977,900	977,900	Year End Roll	12/18/2019
2019	104	FV	440,900	0	5,000.	393,300	834,200	834,200	Year End Roll	1/3/2019
2018	104	FV	440,900	0	5,000.	302,100	743,000	743,000	Year End Roll	12/20/2017
2017	104	FV	413,200	0	5,000.	285,000	698,200	698,200	Year End Roll	1/3/2017
2016	104	FV	413,200	0	5,000.	262,200	675,400	675,400	Year End	1/4/2016
2015	104	FV	374,000	0	5,000.	245,100	619,100	619,100	Year End Roll	12/11/2014
2014	104	FV	374,000	0	5,000.	225,700	599,700	599,700	Year End Roll	12/16/2013
2013	104	FV	389,400	0	5,000.	225,700	615,100	615,100		12/13/2012

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEORGACOPOULOS	73764-266	1	12/4/2019	Convenience		1	No	No	
	16516-135		10/1/1985			1	No	No	George Georgacopoulos dod 10/21/2009

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/18/2007	820	Siding	6,900	C		G9	GR FY09		11/1/2018	MEAS&NOTICE	HS	Hanne S											
10/7/1993	499	Manual	13,500	C				STAIRS/RENOVATIONS	3/25/2009	Measured	372	PATRIOT											
									10/26/2000	Hearing Chag	153	PATRIOT											
									12/7/1999	Meas/Inspect	267	PATRIOT											
									2/1/1992		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	13 - Multi-Garden	
Sty Ht:	2 - 2 Story	
(Liv) Units:	3	Total: 3
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

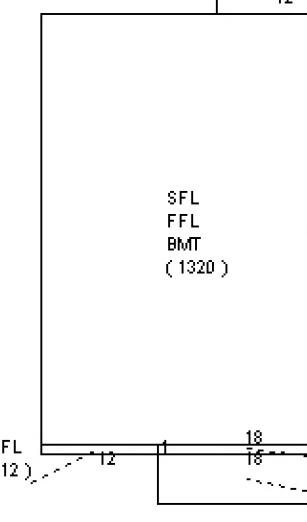
Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS.

SKETCH

12 WDK (144)
12

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1969
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.3	%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.04325843
Const Adj.:	1.00489950
Adj \$ / SQ:	178.223
Other Features:	125283
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708614
Depreciation:	129676
Depreciated Total:	578938

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 12 BRS: 6 Baths: 2 HB	

REMODELING**RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	2 12 6

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,350	178.220	240,601	BMT	100	RRM	75 A		
BMT	Basement	1,320	79.530	104,982						
FFL	First Floor	1,320	178.220	235,254						
WDK	Deck	144	13.010	1,873						
PAT	Patio	108	5.750	621						
	Net Sketched Area:	4,242	Total:	583,331						
Size Ad	2670	Gross Are	4242	FinArea	3660					

IMAGE**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	18X8	A	AV	1999	0.00	T	16	104					

Total: []

More: N

Total Yard Items: []

Total Special Features: []

Total: []

AssessPro Patriot Properties, Inc